

Agenda

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION REGULAR MEETING OCTOBER 6, 2004 7:00 p.m. CITY COUNCIL CHAMBERS

A. CALL TO ORDER - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.

B. ROLL CALL

C. ITEMS TO BE DELETED OR ADDED

D. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER) - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.

E. AGENDA

CONTINUED ITEMS

1. **ZONE CHANGE (ZC) NO. 03-03, TENTATIVE TRACT MAP (TT 03-03) NO. 16650, PRECISE PLAN OF DESIGN (PPD) NO. 04-07 (PUBLIC HEARING, LIMITED TO 30 MINUTES)** - A Request to Change the Zoning Map from Agricultural (A-1) to Single Family Residence (R-1); to Subdivide 9.1 Acres into 36 Residential Lots; and, to Construct 36 Single Family Homes on the Site Located on the South East Corner of Bryn Mawr Avenue at George Street.

STAFF RECOMMENDATIONS:

- a) Approve and adopt the Mitigated Negative Declaration and Mitigation Monitoring Program;
- b) Approve and adopt Zone Change No. 03-03, based on the Findings;
- c) Approve Tentative Tract Map (TTM) No. 16650 based on the Findings, and subject to the Conditions of Approval; and
- d) Approve Precise Plan of Design (PPD) No. 04-07, based on the findings and subject to the Conditions of Approval.

NEW ITEMS

2. **GENERAL PLAN AMENDMENT (GPA) NO. 03-002, ZONE CHANGE (ZC) NO. 03-002, TENTATIVE TRACT MAP (TTM) NO. 15738, PRECISE PLAN OF DESIGN (PPD) NO. 04-08 AND A DEVELOPMENT AGREEMENT** - (PUBLIC HEARING, LIMITED TO 45 MINUTES) - A request to change the General Plan Land Use Plan and Zoning Maps from Low Density Residential and Single-Family Residence (R-1) to Medium High Density Residential and Planned Community (PC) to accommodate the subdivision of 2.46 acres into 27 residential lots with 5 lettered lots. The project also requests approval for the site design and housing products, and Development Agreement to address the Redevelopment Agency's affordable housing requirements. The project site is located in the North Central Neighborhood and is bounded by Lilac Street on the north, State Street on the east, Lane Street on the south, and San Timoteo Creek Channel on the west.

STAFF RECOMMENDATION:

- a) Adopt the Mitigated Negative Declaration;
 - b) Approve and adopt General Plan Amendment No. 03-02 and Zone Change No. 03-02, based on the Findings;
 - c) Approve the Development Agreement;
 - d) Approve Tentative Tract Map No. 16730 based on the Findings, and subject to the Conditions of Approval; and,
 - e) Continue the Precise Plan of Design No. 04-08 to November 3, 2004 to allow the applicant sufficient time to provide complete elevations of the detached and attached housing.
3. **GENERAL PLAN AMENDMENT (GPA) NO. 04-03, ZONE CHANGE (ZC) NO. 04-03, TENTATIVE TRACT MAP (TTM) NO. 16811, AND PRECISE PLAN OF DESIGN (PPD) NO. 04-04 AND A DEVELOPMENT AGREEMENT (ROGER PORTER)** (PUBLIC HEARING, LIMITED TO 45 MINUTES) - A proposal to change the General Plan Land Use Plan and Zoning Maps from Professional Office and Administrative Professional to Mixed-Use and Planned Community to accommodate a 30-lot subdivision on approximately 3.0 acres of land located at the southwest corner of Orange Avenue and New Jersey Street. The project includes requests for approval of the proposed site design and housing products, and a Development Agreement to address the Redevelopment Agency's affordable housing requirements.

STAFF RECOMMENDATION:

- a) Adopt the Mitigated Negative Declaration;
 - b) Approve and adopt General Plan Amendment No. 04-03 and Zone Change No. 04-03, based on the Findings;
 - c) Approve the Development Agreement; and,
 - d) Approve Tentative Tract Map No. 16811 and Precise Plan of Design No. 04-04 based on the Findings, and subject to the Conditions of Approval.
- F. **APPROVAL OF MINUTES (LIMITED TO 15 MINUTES)** – Minutes of the Adjourned Meeting of May 19, 2004.

G. REPORTS BY THE PLANNING COMMISSIONERS

H. COMMUNITY DEVELOPMENT DIRECTOR REPORT

- I. ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.